



**NOTICE OF MEETING
ZONING ADVISORY COMMITTEE
OF MARBLE FALLS, TEXAS
Thursday, August 10, 2017 – 6:00 PM**

A quorum of the Marble Falls City Council, Planning & Zoning Commission, and the Economic Development Corp. may be present

Notice is hereby given that a **Public Meeting** of the **Zoning Advisory Committee** of the City of Marble Falls, Texas will be held on **Thursday, August 10, 2017 at 6:00 pm** in the City Council Chambers located at 800 Third Street, Marble Falls, Texas, at which time the following subjects will be discussed:

1. CALL TO ORDER

2. CITIZENS/VISITORS COMMENTS TO COMMITTEE. *At this time, any person with business before the Committee not scheduled on the agenda may speak to the Committee. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur in Citizen/Visitors Comments. Comments regarding specific agenda items should occur when the item is called.*

3. REGULAR AGENDA

(a) **APPROVAL OF MINUTES:** *Minutes from the regular meeting on May 11, 2017.*

(b) **PRESENTATION AND DISCUSSION:** Regarding the proposed language from Module 2 of the Zoning Regulations, including:

- Article 4 General Development Regulations (non-residential language only)
- Article 5 Environmental Protection
- Article 7 Access and Circulation
- Article 8 Parking, Loading, Lighting
- Article 9 Trees, Landscaping, Screening

(c) **DISCUSSION:** *Regarding upcoming meetings, material/content, and project schedule.*

4. ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

5. ADJOURNMENT

"The Zoning Advisory Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including but not limited to, Section 321.3022 (Sales Tax Information)."

In compliance with the Americans for Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending the Committee Meetings. To better serve you, requests should be received 24 hours prior to the meeting, by contacting Ms. Scarlet Contreras, Committee Secretary, at 830-798-7086.



**NOTICE OF MEETING
ZONING ADVISORY COMMITTEE
OF MARBLE FALLS, TEXAS
Thursday, August 10, 2017 – 6:00 PM**

A quorum of the Marble Falls City Council, Planning & Zoning Commission, and the Economic Development Corp. may be present

Certificate of Posting Agenda Meeting Notice

I, Scarlet Contreras, Planning Technician of Development Services for the City of Marble Falls, Texas, certify this Meeting Notice was posted at the Marble Falls City Hall in a place readily accessible to the general public, on the 3rd day of August, 2017, at 5:00 p.m., posted thereafter for at least 72 continuous hours before the scheduled time of said meeting. The agenda is also posted on the City's web site: www.marblefallstx.gov.

A handwritten signature in blue ink, appearing to read "Scarlet Contreras", is written over a horizontal line.

Scarlet Contreras, Planning Technician of Development Services



**NOTICE OF MEETING
ZONING ADVISORY COMMITTEE
OF MARBLE FALLS, TEXAS
Thursday, August 10, 2017 – 6:00 PM**

A quorum of the Marble Falls City Council, Planning & Zoning Commission, and the Economic Development Corp. may be present

Agenda Item: 3 (a)
Department: Development Services
Submitted By: City Staff

SYNOPSIS

The Committee will consider approval of the minutes from the regular meeting on May 11, 2017.

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this 11th day of May, 2017 the Zoning Advisory Committee convened at the regular meeting place having been posted as prescribed by law, with the following members present in accordance to-wit:

ZAC PRESENT:

Jane Marie Hurst	Chairperson
Reed Norman	Committee Member
Steve Reitz	Committee Member
Brian Shirley	Committee Member
Richard Westerman	Committee Member
Jim Weber	Committee Member
Matt Fields	Committee Member
John Page	Committee Member
Steve Nash	Committee Member
Greg Mills	Committee Member
Darlene Oostermeyer	Committee Member

COMMITTEE MEMBERS ABSENT:

Dave Plante	Committee Member
-------------	------------------

STAFF PRESENT:

Mike Hodge	City Manager
Caleb Kraenzel	Assistant City Manager
Jhermaine McVea	Associate Planner
Chelsea Seiter-Weatherford	GIS Analyst
Scarlet Contreras	Committee Secretary
Patty Akers	City Attorney

VISITORS:

Matt Bucchin, AICP	Halff Associates
Jordan Maddox	Halff Associates

1. **CALL TO ORDER.** Chairperson Hurst called the meeting to order at 6:00pm.
2. **CITIZENS/VISITORS COMMENTS TO COMMITTEE.** At this time, any person with business before the Committee not scheduled on the agenda may speak to the Committee. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur in Citizen/Visitors Comments. Comments regarding specific agenda items should occur when the item is called
3. **REGULAR AGENDA**
 - (a) **APPROVAL OF MINUTES:** Minutes from the regular meetings on December 15, 2016 and April 20, 2017, and the joint workshop on January 17, 2017. Committee Member Shirley motioned to approve the minutes as presented. Committee Member Mills seconded the motion. The motion was approved by a vote of 10 – 0.
 - (b) **OVERVIEW AND DISCUSSION:** *Overview presentation of Module 1 Code Provisions.* Matt Bucchin, Halff Associates, addressed the Committee. The Committee participated in a discussion regarding subdivision regulations within the ETJ, allowing tiny homes, regulations for manufactured homes,

regulating Planned Development Districts (PDD), regulating nontraditional uses such as pay day loan businesses, hookah lounges, etc.; and regulating of short term rentals.

(c) DISCUSSION: *Discussion regarding forthcoming Module 2 Strategic Directions.* Matt Bucchin, Halff Associates addressed the Committee.

(d) DISCUSSION: *Regarding upcoming meetings and project schedule.* Matt Bucchin, Halff Associates, addresses the Committee.

4. ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

5. ADJOURNMENT Committee Member Reitz made a motion to adjourn. Committee Member Oostermeyer seconded the motion. The motion passed by a vote of 11 – 0. The meeting was adjourned at 8:42pm.

Jane Marie Hurst – Chairperson to the Committee

Scarlet Contreras - Committee Secretary



**NOTICE OF MEETING
ZONING ADVISORY COMMITTEE
OF MARBLE FALLS, TEXAS
Thursday, August 10, 2017 – 6:00 PM**

A quorum of the Marble Falls City Council, Planning & Zoning Commission, and the Economic Development Corp. may be present

Agenda Item: 3 (b)
Department: Development Services
Submitted By: City Staff

SYNOPSIS

The purpose of this item is to present and review Module 2, the non-residential portion of Articles 4, 5, 7, 8, 9 draft material. Due to the length and complexity of the material in we will be scheduling another ZAC meeting for the residential portion of Module 2.

Link to Module 2: <http://marblefallstx.gov/DocumentCenter/Home/View/4272>

Back matter attached: None.

Committee Member Notes:



**NOTICE OF MEETING
ZONING ADVISORY COMMITTEE
OF MARBLE FALLS, TEXAS
Thursday, August 10, 2017 – 6:00 PM**

A quorum of the Marble Falls City Council, Planning & Zoning Commission, and the Economic Development Corp. may be present

Agenda Item: 3 (d)
Department: Development Services
Submitted By: City Staff

SYNOPSIS

The purpose of this item is for the Committee to review the project timetable, next steps/meetings/material, and future meeting dates.

Back matter attached: Project Schedule.

Committee Member Notes:
